

FINDINGS - EXHIBIT A
McELMURY PARCEL MAP (SUB2014-00014/CO14-0031)

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 15) pursuant to State CEQA Guidelines Section 15315 because the division of the property is within an urbanized area zoned for residential use into four or fewer parcels, is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Single Family land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance. The parent parcel was previously graded when the existing residence and garage were built which resulted in two fairly flat areas, one on each proposed parcel. The proposed parcels both have average slope lesser than 15 percent, consistent with the subdivision standards for the Residential Single Family land use category.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences and residential accessory uses allowed in the Residential Single Family land use category.
- F. The site is physically suitable for the proposed density of the development proposed because each resulting parcel can adequately support a single family residence and accessory uses allowed in the Residential Single Family land use category.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project site is in an urbanized area that is not in close proximity to significant fish or wildlife habitats. The resulting parcels uses the land efficiently, minimize site disruption in respect to cuts, fills and vegetation removal, will not hinder the use of the subject or adjacent parcels, and maintain the character and parcel configuration pattern of the surrounding area.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

ATTACHMENT 1

- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

Road Improvements

- J. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel.